

ORDINANCE NO. 20110623-113

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13635 AND 13641 RUTLEDGE SPUR AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2010-0200, on file at the Planning and Development Review Department, as follows:

Lots 1 & 2, Schirpik and Sane Tracts, a subdivision in the City of Austin, according to the map or plat of record in Cabinet C, Slides 358-359, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 13635 and 13641 Rutledge Spur, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Development of the Property shall comply with warehouse limited office (W/LO) site development standards.
- C. The following uses are conditional uses of the Property:

Business or trade school	Convenience storage
Equipment repair services	Exterminating services
College & university facilities	Community recreation (private)
Community recreation (public)	Private secondary educational facilities
Public secondary educational facilities	Telecommunication tower

D. The following uses are prohibited uses of the Property:

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| Agricultural sales & services | Automotive rentals |
| Automotive repair services | Automotive washing (of any type) |
| Automotive sales | Bail bond services |
| Campground | Commercial blood plasma center |
| Commercial off-street parking | Consumer convenience services |
| Consumer repair services | Drop-off recycling collection facility |
| Equipment sales | Financial services |
| Food sales | Funeral services |
| General retail sales (convenience) | General retail sales (general) |
| Hotel-motel | Indoor entertainment |
| Indoor sports & recreation | Kennels |
| Laundry service | Medical office-exceeding 5000 sq. ft.
gross floor area |
| Medical office-not exceeding 5000
sq. ft. gross floor area | Monument retail sales |
| Off-site accessory parking | Outdoor entertainment |
| Outdoor sports & recreation | Pawn shop services |
| Personal improvement services | Personal services |
| Pet service | Plant nursery |
| Professional office | Research services |
| Restaurant (general) | Restaurant (limited) |
| Service station | Software development |
| Theater | Vehicle storage |
| Veterinary services | Congregate living |
| Guidance services | Hospital service (general) |
| Hospital services (limited) | Maintenance & service facilities |
| Residential treatment | Transitional housing |
| Transportation terminal | |

Except as otherwise specifically restricted under this ordinance, the Property may be developed used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 4, 2011.

PASSED AND APPROVED

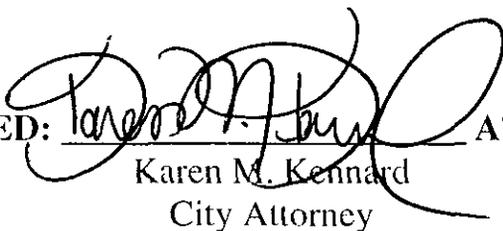
June 23, 2011

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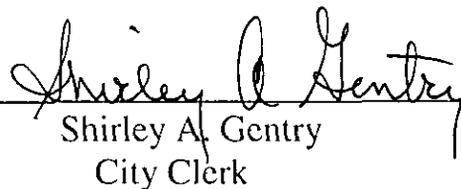


Lee Leffingwell
Mayor

APPROVED:


Karen M. Kennard
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk

